

HISTORIC PRESERVATION COMMISSION

Minutes

April 13, 2006
Salisbury, North Carolina

The Historic Preservation Commission for the City of Salisbury met in regular session on Thursday, April 13, 2006, in the Council Chambers at the City Hall, 217 S. Main Street.

The meeting was called to order by the Chairman, Michael Young.

The first order of business was the swearing in of new member, Jack Errante. Mr. Errante was sworn in by the Chairman and then seated.

In addition to Mr. Young and Mr. Errante the following members were present: Susan Hurt, Jeff Sowers, and Wayne Whitman.

Absent: Raemi Evans, Ronald Fleming, Mike Fuller and Anne Lyles

Michael Young welcomed all persons present and read the purpose and procedure for the meeting.

Mr. Young stated that he needed to change the order of the agenda and called Dave Collins and Jack Thomson to come forward for an announcement regarding the demolition on W Fisher Street.

Dave Collins announced that the First Methodist Church and the Historic Salisbury Foundation had signed an agreement that would allow the Foundation to take central control of the buildings in order to move them to another location yet to be determined. He said the church is hoping to have building plans ready to bring to the Commission in June.

Mr. Collins said he is looking forward to working with the Foundation and thanked them for their help and input. He further stated that both groups have decided to get rid of all of the negative signage and publicity and to work together.

Jack Thomson, Managing Director of the Foundation, informed the Commission and others of the news release printed in the Salisbury Post announcing the corporate efforts of the church and the Foundation, and read a message on behalf of the Foundation.

He said, "Gone are the days when our downtown can afford to lose any more buildings. They define us and remind us of our past and tell our visitors that Salisbury was a special place, that Salisbury is a special place, and with continuing effort, Salisbury will be special far into the future."

He further stated that the buildings would be moved to an appropriate site where they can contribute to the historic streetscape. He said the relocation of the buildings would involve rehabilitation of several other structures in a significant area of the downtown, and hoped that the location could be announced in the very near future.

Mr. Thomson ended his remarks by saying, “we could not have done this without the cooperation of the church.

Request for Certificates of Appropriateness

H-13-06 612 W. Liberty St. – Jeff Beaver & Andy Knox, owners– Certificate of Appropriateness to: (1) Remove old siding and replace with Hardy Plank lap siding (2) Remove old window in bathroom and 2 windows at back of house (3) Repair retaining wall (4) Repair steps at front door (5) Install new 10’x12’ deck at back of house

Andy Knox was sworn to give testimony for the request.

Mr. Knox informed the Commission that the structure was originally a single family residence but at some point changed into a duplex, and he would like to change it back to single family. He presented the proposed changes as shown on the application. After viewing the changes, Michael Young stated that the requests may need to go to a committee. He said, some of the things you want to do challenge the guidelines significantly.”

Janet Gapen informed the Commission that the city’s Community Development Corporation had purchased the structure to demolish but later decided to sell rather than demolish. She stated that the house is listed as “contributing.”

Mr. Young read the following guidelines: Exterior Walls and Trim - 1,2,3,9, and 10; Windows and Doors – 1, 2, 4, 5, 11, and 15; Decks – 1, 2, 3, 4, 5, 6, 7, 8, and 9; Fence and Walls – 1, 2, 3, 5, 9, and 11.

Mr. Young ruled that it would be best to send the project to committee in order to work out some compromises. Mr. Knox was in agreement with the decision.

Susan Hurt and Jeff Sowers were appointed to the committee.

There was no one present to speak in support or opposition

Jeff Sowers made the motion to table Application #H-13-06 to committee. Susan Hurt seconded the motion; all members present voted AYE.

H-14-06 112 E. Steele St. – Michael Crayton, owner – Certificate of Appropriateness for installation of satellite dish

Michael Crayton was sworn to give testimony for the request.

Staff presented slides.

Mr. Crayton testified that the satellite dish was placed on the property in January, not realized by either himself or the tenant that the approval was needed until notification was received in mail from Ms. Spry.

Mr. Crayton testified that the satellite company has been on the site to see if the dish could be relocated; however, because of the number of trees in the yard there was no other place to locate it in order to have sufficient service. He referred Commission members to a letter from the satellite company. Mr. Crayton informed the Commission that his tenant prefers satellite rather than cable because he feels he should be able to watch whatever he wants to. He further stated that once the leaves come out on the trees on the property, the dish would be completely out of sight.

Michael Young read the *Utilities & Energy Retrofit Guidelines*:

10. Locate roof ventilators, antennas, and solar collectors on non-character-defining roofs or inconspicuously on rear slopes where they will not be visible from the street. It is not appropriate to locate them on front or street elevations.
19. It is not appropriate to install large antennas and satellite dishes in the historic district.

He explained that if the satellite dish had been placed in the rear elevation or screened from public view it could have been approved as a minor work, as found in guideline #11 of the minor works **Residential Guidelines - Minor Works**:

11. Satellite dishes provided that they are a maximum of 18 inches in diameter, and they are placed on a rear elevation or screened from public view.

In response to a question from Jeff Sowers who asked if there were any other satellite dishes located in the front yard in any historic district, Janet Gapen said there were none unless they had been installed before the area was a local district or installed and no one was aware of it.

Susan Hurt stated that the guidelines specifically says that it is **not appropriate**. Jeff Sowers agreed, saying, "it is a cut and dry issue."

Robert Donald, the tenant was sworn to testify in support of the request.

Pat Sylvester, representing the North Main Association, was sworn to speak in opposition of the request.

Jeff Sowers made the following motion: "I move that the Commission find the following facts concerning Application #H-14-06 – that Michael Crayton, owner of 112 E. Steele Street, appeared before the Commission and sought a Certificate of Appropriateness to install a satellite dish in the front yard; that Robert Donald appeared before the Commission to support this request, and Pat Sylvester appeared to oppose the request;

this request should be denied based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Buildings – Utilities & Energy Retrofit, pages 34-35, guidelines 10 and 19, and Minor Works, page 6, guideline 11 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-14-06 be denied to Michael Crayton, owner of 112 E. Steele Street, to make the changes detailed in the application.”

H-15-06 218 S. Long St. – Mary E. Young, owner – Certificate of Appropriateness to (1) cover cracked concrete front porch with brick flagstone (2) remove asbestos shingles and repair and restore existing wood siding underneath (3) convert enclosed back porch into screened porch (4) remove existing storm doors and replace with screen doors (5) repaint house using American Tradition colors: body, Montpelier Peach; trim (windows & porch railings), Sweet Sand; accents and door, LaFonda Deep Clay Rd (6) replace missing boards and paint garage using American Tradition Sweet Sand; trim and accents, Montpelier Peach, Blanched Thyme and/or LaFonda Deep Clay Red

Mary Young was sworn to give testimony for the request. Wendy Spry informed the Commission that items 2 and 4 could be approved as minor works.

Staff presented slides as Ms. Young presented her requests.

Beginning with the crack in the concrete front porch, Ms. Young testified that it would be covered with brick flagstone. In response to a question from Michael Young, she stated that the crack had been in the porch for at least 12 years.

Jeff Sowers commented that the quarry tile pattern is appropriate and would be an enhancement to the concrete.

In reference to the removal of the asbestos shingles from the house, Michael Young suggested that she make sure there is something behind the shingles before beginning to rip it off. Jeff Sowers said the removal would be a good thing.

Ms. Young testified that she would like to change the existing closed-in back porch back to the original screened porch; however, Michael Young stated that more detailed drawings would be needed including size, scale, materials and color.

Jeff Sowers explained to Ms. Young that her submitted drawings were more of a sketch; in addition, her request is going against the guidelines by changing the character of the house.

Ms. Young testified that she could and would provide documentation from the 1905 map that the screened porch was original to the house.

Ms. Young presented the proposed paint colors. In response to a question from Jeff Sowers, she said the house was painted all White when she purchased it.

Jack Thomson was sworn in to give testimony for the request.

In response to questions from Jack Thomason, Ms. Young stated that the finish on the interior walls of the back porch is asbestos siding. Jack Thomson then informed the Commission that with asbestos siding being found on the interior wall indicates that most likely it had been a very open and airy sleeping porch; thus making her request for a screened-in porch to be appropriate. He further commented that the static product she proposes to put on top of the existing crack in the front porch would not prevent it from transmitting through. He recommended that the slab be completely removed; however, noted that the cost associated with removing the slab and replacing it with tongue and groove could be more than the owner may want to overcome.

In response to a question from Mr. Errante regarding a rubberized product that could be used over the crack, Mr. Thomson said, “if you can get some sort of membrane that’s not static that will allow some sort of movement, you may be o.k.”

Susan Hurt made the following motion: “I move that the Commission find the following facts concerning Application #H-15-06 – that Mary E. Young, owner of 218 S. Long Street, appeared before the Commission and sought a Certificate of Appropriateness to (1) cover cracked concrete front porch with brick flagstone (2) remove asbestos shingles and repair and restore the existing wood siding underneath (3) convert enclosed back porch into screened porch (4) remove existing storm doors with screen doors (5) repaint house using American Tradition colors: body, Montpelier Peach; trim (windows & porch railings), Sweet Sand; accents and door, LaFonda Deep Clay Red (6) replace missing boards and paint garage using American Tradition Sweet Sand; trim and accents, Montpelier Peach, Blanched Thyme and/or LaFonda Deep Clay Red; that Jack Thomson appeared before the Commission in support of these requests, the request should be granted as follows based on The Secretary of Interior Standards for Rehabilitation, and Chapter 2 – Changes to Buildings – Porches, Entrances, and Balconies, pages 20-21, guidelines 1-3, 5-7, 9 and 10; Chapter 2- Changes to Buildings – Windows and Doors, pages 14-17, guidelines 1-11 of the Residential Historic Design Guidelines; I move that the following conditions be put on the approval: that Ms. Young will submit further documentation of the plans for the back porch which will include more detailed drawings of the screening and documentation of the proposed screen doors; no mitigating factors are relevant; therefore, I further move that a Certificate of Appropriateness for Application #H-15-06 be granted regarding the brick flagstone on the front porch, removal of the asbestos shingles and repair of the wood siding underneath and the paint colors.”

Jack Errante seconded the motion; all members present voted AYE.

H-16-06 320 W. Thomas St. – Cynthia Barnhill, owner – Certificate of Appropriateness for replacement of existing deck on back of house and patio underneath deck.

Cynthia Barnhill was sworn to give testimony for the requests. Staff presented slides.

Ms. Barnhill stated that she has not been able to use the deck on her home since she purchased it in February 2005 because it is very weak in spots, several steps are cracked or broken, the landing is completely dangerous, the paint is bad, and the way it currently sits, gets no sun. She further testified that the brick pavers on the patio underneath are very thin and simply unworkable.

Ms. Barnhill referred Commission members to the site plan as she presented the plans for the new deck and patio. She testified that the current 10'x 10' deck will be torn down for the construction of a new 16'x16' deck. She also proposes to remove the existing brick pavers, grade the area with fill dirt and lay a 16'x24' patio. The patio then will be lined with a small brick wall. A walkway will lead from the deck to the existing carport.

In response to a question from the Chair, she testified that neither the deck nor patio would be seen from Thomas St. She further testified that the deck would be constructed of pressure treated lumber and then stained when cured in a cinnamon caramel color.

There was no one present to speak in support or opposition to the request.

Wayne Whitman made the motion as follows: "I move that the Commission find the following facts concerning Application #H-16-06 – that Cynthia Barnhill, owner of 320 W. Thomas St., appeared before the Commission and sought a Certificate of Appropriateness to replace existing deck and patio underneath the deck; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 3 – New Construction & Additions – Decks, pages 46-47, guidelines 1-9 of the Residential Historic District Design Guidelines; there were no mitigating circumstances; therefore, I further move that a Certificate of Appropriateness for Application #H-16-06 be granted to Cynthia Barnhill, owner of 320 W. Thomas Street, to make the changes detailed in the application."

Jack Errante seconded the motion; all members present voted AYE.

H-17-06 **501 W. Monroe St.** – Marsha K. Hyll, owner – Certificate of Appropriateness for (1) pergola located in back of lot, 12'Wx9 ½"H with round columns to reflect front porch/living room (2) overhead trellis over garage - **NOT PRESENT**

H-18-06 **107 S. Jackson St.** – Maxwell Chambers Trust, owner; Mark Martin, applicant and agent – Certificate of Appropriateness for replacement of non-functioning fountain

Mark Martin, Landscape Manager for the city of Salisbury was sworn to give testimony for the request.

Staff presented slides.

Mark Martin informed the Commission that their prior approval for the fountain expired because the manufacturer did not deliver the product as scheduled.

He presented pictures to show the proposed fountain. He testified that the basin is almost exactly what was previously approved except is made out of a granite material instead of concrete; and the fountain is not as ornate as the other one had been. He stated that the granite material is a much better product and will look a lot better in the park.

In response to a question from Michael Young, Mark Martin stated that he consulted with Lynn Raker, the city's Urban Design Planner, as to the appropriate style and materials. He said brick and stone was considered but they both agreed that granite fitted the park better because it is already used in other areas of the park.

He stated that the top part of the current fountain has been broken in 3 or 4 places because it is heavily corroded and rusted inside. He said it would be kept and used in a smaller park as a planter.

In response to a question from Wayne Whitman who asked what would happen if the water in the fountain freezes, Mr. Martin said as long as the water is moving and has some movement to it, as a pump creates, the water would not freeze.

Mr. Martin informed the Commission that all the benefactors who donated to the garden in the park have been notified of the upgrades to the park, and they were very appreciative.

There was no one present to speak in favor or opposition to the request.

Wayne Whitman made the following motion: "I move that the Commission find the following facts concerning Application #H-18-06 – that Mark Martin, applicant for the Maxwell Chambers Trust, owner of 107 S. Jackson Street, appeared before the Commission and sought a Certificate of Appropriateness to replace a non-functioning fountain; that no one appeared before the Commission to support or oppose the request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 4 – Site Features and District Setting, pages 57-58 – Landscaping, guideline 1 and Streetscape, guideline 1 of the Non-Residential Historic District Design Guidelines; there were no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-18-06 be granted to Mark Martin, applicant for the Maxwell Chambers Trust, owner of 107 S. Jackson St., to make the changes detailed in the application."

Susan Hurt seconded the motion; all members present voted AYE.

H-19-06 214 E. Fisher St. – Matthew Cross, owner – Certificate of Appropriateness to tint two 9'x 9' windows and 2 sliding doors on 3rd floor of Firehouse Loft facing Fisher Street

Matthew Cross was sworn to give testimony for the request.

From the slides presented by staff, Mr. Cross pointed out two 9' x 9' windows and 2 sliding doors of a unit on the 3rd floor of the firehouse loft which he recently purchased. He testified that the windows face the western sun causing 80-85 degree heat in his apartment each day. He said 90 % of the wall space is windows so there is no way to block the sunlight.

Mr. Cross informed the Commission that he would like to tint the windows and doors with a mirror tint which is used on double pane windows to reflect the sunlight. He pointed out the windows where a sample had been placed by Pro-Tint for them to see.

Michael Young informed the Commission that he does have a financial interest in the Firehouse Lofts because he has purchased one of the units; as did Susan Hurt. Janet Gapen ruled that since there would be no financial gain for either of them, there would not be a conflict. The ruling was agreeable with all members of the Commission.

Michael Young read a letter from the architect, Gray Stout, who wrote to support the request. Gray Stout suggested that Mr. Cross be allowed to try the film over one window sash to see how it looks in accordance with the guidelines.

Michael Young then read the Chapter 2 – Changes to Buildings – Windows & Doors from the Non-Residential Design Guidelines.

8. The use of reflective or highly tinted glass is discouraged.

In response to a question from Jeff Sowers who asked Mr. Cross if he had tried solar shades, Mr. Cross had said he had not.

Mr. Cross said to the Commission that at an angle the mirror tint would not be near as visible on the 3rd floor. He said, “straight on you’d be able to see it; night-time, you won’t.

Susan Hurt commented that it does not make a difference that it is on the 3rd floor because the guidelines say, “to discourage.”

Jeff Sowers said, “Personally, I couldn’t vote for this because, again, I think we are not allowing reflective glass in downtown, and this would be allowing that to happen.”

Michael Young agreed, and said, “I have a hard time supporting this one also.

There was no one present to speak in support or opposition to the request.

Jeff Sowers made the motion as follows: “I move that the Commission find the following facts concerning Application #H-19-06 – that Matthew Cross, owner of 214 E. Fisher Street, appeared before the Commission and sought a Certificate of

Appropriateness to tint two 9 sq. ft. windows and 2 sliding doors on the 3rd floor of the Firehouse Lofts, facing Fisher Street; that Gray Stout submitted a letter to support the request, and no one appeared to oppose the request; this request should not be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Buildings – Windows and Doors, pages 30-31, guideline 8 of the Non-Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-19-06 be denied to Matthew Cross, owner of 214 E. Fisher Street, to make the changes detailed in the application.”

Susan Hurt seconded the motion; all members present voted AYE.

Michael Young encouraged Matthew Cross to continue to seek other alternatives for the problem that he is facing, along with others on that side of the building.

H-20-06 **130 W. Innes St.** – Rowan County, owner – Jim Sides, applicant – Certificate of Appropriateness for installation of wall sign on front façade: 12” upper-case Helvetica style

Jim Sides, applicant; Rick Lanier, US Motto Action Committee; and Michael Overlay, Cosco Sign Co., were sworn to give testimony for the request.

Mr. Sides began the testimony by informing Commission members that at the meeting of Rowan County Commissioners on April 3rd, they voted unanimously to support the placement of the US motto “*In God We Trust*” on front of the County’s Administration Building.

Mr. Sides testified that Bill Burgin, the original architect when the building was renovated, has provided the exact style, size, and color of the lettering currently on the building – 14” Brass - so that it can be matched exactly.

From a prepared statement, Rick Lanier read that the US Supreme Court has ruled that it is appropriate to place the motto on government buildings. He named some of the other counties and cities that have the motto on their government buildings.

In response to Michael Young who asked if they had read the guidelines, Mr. Sides informed the Commission that he had consulted Salisbury city staff and was told that the sign guidelines were met and there would be no problem in issuing the permit, but he had not read the guidelines.

Michael Young then read the Signage and Awnings guidelines 2 -6 from Chapter 4 – Site Features and District Setting in the Non-Residential Historic District Guidelines.

Michael Overlay testified that there would be approximately 3 to 4 holes per letter drilled and siliconed to the Marble building. He continued by saying that it could probably be dropped down to 2 holes, but normally they drill 3 to 4 holes. Continuing he said, “if I have to I can just silicone them up there and place tape on them until they dry.”

When asked if that would pull any of the Marble off, he said if that happens it would be because of a problem with the Marble.

Janet Gapen stated, when asked by Michael Young, that she had contacted the State Historic Preservation Office because of the significance of the building, but had not received specific comments from them yet. However, she continued, it was suggested by the staff that she send all of the materials and documentation to them in order to receive a formal recommendation.

Michael Young suggested that the request be tabled until the May meeting to allow time to get some guidance from the State.

Jack Errante read the following guidelines from the National Park Service:

- *Sign material should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.*
- *New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick*

Michael Young opened the floor for the public hearing. Janet Gapen stated that the Historic District Design Guidelines for signage includes only the appropriateness for materials, how it is affixed, and placement on the building, but NOT context.

The following persons were present and sworn to speak in support of the request: Phyllis Sides and Ted Boykin.

The following persons were present and sworn to speak in opposition of the request: Harold Poole and Elizabeth Smith.

Following the close of the public hearing, Susan Hurt commented that seeing the letters placed above the arches on the building looks unusual to her so she would like to see some other examples of placing the lettering. She suggested the possibility of placing the motto on the building in another way, such as on a prominent plaque. However, Mr. Sides stated that their desire is only to match the existing lettering that is on the front of the building.

Michael Young stated that there should be no reason to rush into this, and they should get as much advice from many others as possible before proceeding. He said, "I don't want to do anything to this building that 50 years from now somebody says, why did they allow them to do that."

Janet Gapen, for clarification, stated that the building is not designated as a landmark; however, it is listed on the National Register of Historic Places. She said, "it is very prominent and one of our most important local buildings."

Michael Young made the motion to send to committee; Susan Hurt seconded the motion; all members present voted AYE.

The committee will consist of Jack Errante Susan Hurt, Jeff Sowers, and Michael Young.

Committee Report

Minor works

There were no questions of the submitted minor works report.

Other Business

Nominating Committee

Janet Gapen reminded Commission members that a nominating committee of 3 is needed to nominate the new Chair and Vice-Chair for an election at the May meeting. Jack Errante, Susan Hurt, Wayne Whitman volunteered to serve as the committee and will meet prior to the next HPC meeting on May 10th.

Appointment of DRAC member to fill vacancy

Janet Gapen informed the Commission that Gray Stout resigned from the Design Review Advisory Committee (DRAC). She stated that it had been suggested that the committee be increased from 4 to 5 members so 2 new members would be added.

Wendy Spry reported that the Chris Bradshaw, a local contractor and Edward Norvell, have both agreed to serve as members of the committee.

Commission members were pleased with the report; therefore, Chris Bradshaw and Edward Norvell were appointed by the Chairman to DRAC.

Preservation Month

Janet Gapen reported that Jeff Sowers and Susan Hurt, Preservation Month Committee, met with her to discuss activities for Preservation Month. They were prepared to present the following suggestions:

- Proclamation from the Mayor at the 1st City Council meeting in May.
- ACCESS 16: slides that include general information about the Commission and that May is National Preservation Month; a DVD presentation narrated by Mayor Klutts which includes about 20 shots of before and after shots of buildings in the historic districts which highlights the changes that have occurred.
- Preservation Float for Holiday Caravan Parade
- Photo Contest
- Ice Cream Social
- Walking Tour
- Hands-On Projects
- Preservation Scavenger Hunt.

Ms. Gapen reported that combining the Scavenger Hunt with an Ice Cream Social was the idea that they each liked best of all. They suggested that it could be held at the end of May on the lawn of the Steele House, with the ice cream possibly donated by Mike Fuller.

They further discussed a walking tour of on a Saturday afternoon of the following sites: Firehouse Loft, Washington Building, Michael's buildings on E. Innes St., The Hall House and the Wilson Buildings

Also, emphasis was placed on the hands-on project idea.

Minor work revisions

Ms. Gapen gave a copy of the minor works revisions which had been completed and ready to be added to each member's copy of the Design Guidelines.

Approval of Minutes

The minutes for the March 20th called meeting and the March 9th regular meeting were approved as presented upon a motion by Susan Hurt, seconded by Wayne Whitman and all members voting AYE.

Adjournment

There being no other business to come before the Commission, the meeting was adjourned at 7:55 pm.

Michael Young, Chairman

Judy Jordan, Secretary

